

# FOR SALE

Commercial Building & Adjacent Commercial Vacant Lot



**Property:**

847 Roosevelt Trail, Unit 2 & Rear Vacant Lot  
Windham, Maine 04062

**Building Square Footage:**

6,984 +/- Sq. Ft.

**Lot Size:**

1.89 +/- Acre Commercial Condo Bldg., Lot - 25B-2  
2.06 +/- Acre Roosevelt Trail Rear Vacant Lot - 26-1

**Road Frontage:**

100' +/- of shared Road Frontage & Shared Entrance

**Zoning:**

C1 Commercial District

**Real Estate Taxes:**

\$ 9,108.33 & \$ 1,395.00 respectively 2025/2026

**Heating / Air-Conditioning**

Propane Fired Heating System in Building.

**Electrical:**

200 AMP for existing building

**Sewer:**

Private Septic for existing building

**Water:**

Public

**Sales Price:**

\$ 1,500,000.00

**Notes:**

The 1.89 +/- acre site and building has been historically used as a body shop and a paint booth is available for light manufacturers, marine, campers & RV's as well as for auto & truck sales and service. The property offers a large parking lot for guests, employees and other vehicles. The property shares a main entrance on Rt. 302 with Sebago Lake Collision. An area for display is available on the right hand side facing the property from Rt. 302. The adjacent 2.06 +/- acre lot offers additional acreage for expansion or new development.



## OFFERED BY:

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